

III. King County in the Puget Sound Region

This chapter places King County within the context of the Puget Sound Region and gives an overview of the demographic, economic and development trends of King, Pierce, Snohomish, and Kitsap Counties. King County is the largest of the four counties in terms of both land area and population. King County influences and is affected by forces that have their origin beyond County borders. It is important to consider the role King County occupies and the forces which affect it across jurisdictional boundaries.

This chapter presents summary data for each county, and some tables provide detail on unincorporated areas and the largest city in each county.

King County: **Seattle**

Kitsap County: **Bremerton**

Pierce County: **Tacoma**

Snohomish County: **Everett**



Population 1980, 1990, 2000, 2002 and 2003

King County and the Puget Sound Region

	Census 1980	Census 1990	Census 2000	2002 OFM Estimates	2003 OFM Estimates
<u>King</u>	1,269,898	1,507,319	1,737,034	1,774,300	1,779,300
Seattle	493,846	516,259	563,374	570,800	571,900
Balance	776,052	991,060	1,173,660	1,203,500	1,207,400
<u>Kitsap</u>	147,152	189,731	231,969	234,700	237,000
Bremerton	36,208	38,142	37,259	37,530	38,730
Balance	110,944	151,589	194,710	197,170	198,270
<u>Pierce</u>	485,667	586,203	700,820	725,000	733,700
Tacoma	158,501	176,664	193,556	194,900	196,300
Balance	327,166	409,539	507,264	530,100	537,400
<u>Snohomish</u>	337,720	465,628	606,024	628,000	637,500
Everett	54,413	69,961	91,488	96,070	95,470
Balance	283,307	395,667	514,536	531,930	542,030
Puget Sound Region	2,240,437	2,748,881	3,275,847	3,362,000	3,387,500
Washington State	4,132,353	4,866,663	5,894,121	5,757,400	6,098,300

Source: Washington State Office of Financial Management and 2000 US Census.

Median Income, 1999

Counties in the Puget Sound Region

	House- holds in 2000	Median Household Income 1999	Families in 2000	Median Family Income 1999	Total Persons 2000	Per Capita Income 1999
King County	711,235	\$53,200	423,511	\$66,035	1,737,034	\$29,521
Seattle	258,499	\$45,736	115,498	\$62,195	563,374	\$30,306
Kitsap County	86,393	\$46,840	61,518	\$53,878	231,969	\$22,317
Bremerton	15,025	\$30,950	8,427	\$36,358	37,259	\$16,724
Pierce County	260,897	\$45,204	181,466	\$52,098	700,820	\$20,948
Tacoma	76,127	\$37,879	46,446	\$45,567	193,556	\$19,130
Snohomish County	224,966	\$53,060	158,994	\$60,726	606,024	\$23,417
Everett	36,255	\$40,100	21,937	\$46,743	91,488	\$20,577

Source: U.S. Census 2000.

Different Measures of Income In King County

Income refers to money coming in to individuals and families from all sources: wages, interest, dividends, rents, social security and pensions. The 2000 Census reported 1999 income for households and families in King County.

Household Income is income earned by each household, which often includes more than one wage earner. A household is the person or group of people who occupy a housing unit.

Family income is income earned by each family of two or more related persons living together. Family income is higher than household income because it excludes single-person households who generally have lower incomes. Almost two thirds of King County families had two or more wage earners in 1990.

Per capita income divides the total income by the total number of people in King County whether or not they earn any income.

The **median** is the midpoint of all household or family incomes. Fifty percent of the households or families have incomes below the median, and fifty percent are above the median.

The **mean** or **average** (not reported here) divides total income by the number of households or families. It is higher than the median because of the elevating effect of a few very high incomes. For this reason, the median is more often used to represent typical household or family income.

Non-Agricultural Wage and Salary Jobs King, Kitsap, Pierce and Snohomish Counties 1998 through 2002 (in thousands)

KING COUNTY

Industry	1998	1999	2000	2001	2002
Manufacturing	162.0	153.1	145.6	141.9	128.0
-Trans. Equip.	73.9	67.0	59.8	59.0	52.0
-Other Mfg.	88.1	86.1	85.8	82.9	76.0
Mining and Misc.	0.5	0.5	0.6	0.5	0.5
Construction	57.1	62.0	66.4	63.0	60.0
Trans./Pub. Util.	72.8	77.2	81.4	80.9	74.0
Wholesale/Retail	266.1	273.4	282.6	271.9	262.0
Fin./Ins./Real Est.	71.2	74.5	73.4	76.4	74.0
Services	342.3	360.2	387.8	379.5	368.0
Government	147.4	151.0	154.1	157.4	161.0
TOTAL:	1,119.4	1,151.9	1,191.9	1,171.5	1,127.5

KITSAP COUNTY

Industry	1998	1999	2000	2001	2002
Manufacturing	2.3	2.4	2.3	2.3	2.2
-Trans. Equip.	NA	NA	NA	NA	NA
-Other Mfg.	NA	NA	NA	NA	NA
Mining and Misc.	0.9	0.9	0.7	0.8	0.8
Construction	3.4	3.7	4.1	4.3	4.4
Trans./Pub. Util.	1.7	2.0	1.9	2.2	2.2
Wholesale/Retail	16.5	16.0	16.8	16.8	17.2
Fin./Ins./Real Est.	2.8	2.8	2.6	2.6	2.7
Services	18.3	18.8	19.7	19.4	20.7
Government	25.8	25.7	26.3	26.5	27.6
TOTAL:	71.7	72.3	74.4	74.9	77.8

PIERCE COUNTY

Industry	1998	1999	2000	2001	2002
Manufacturing	25.6	24.5	23.3	22.4	20.7
-Trans. Equip.	2.8	2.5	2.3	2.3	2.0
-Other Mfg.	22.8	22.0	21.0	20.1	18.7
Mining and Misc.	0.5	0.5	0.5	0.5	0.6
Construction	13.3	14.9	16.0	15.8	15.7
Trans./Pub. Util.	9.2	9.5	10.6	10.8	10.5
Wholesale/Retail	58.5	58.8	59.7	59.2	58.5
Fin./Ins./Real Est.	12.5	12.8	13.3	13.1	13.0
Services	67.4	69.5	70.3	70.3	71.5
Government	48.4	49.1	50.0	52.6	53.4
TOTAL:	235.4	239.6	243.7	244.7	243.9

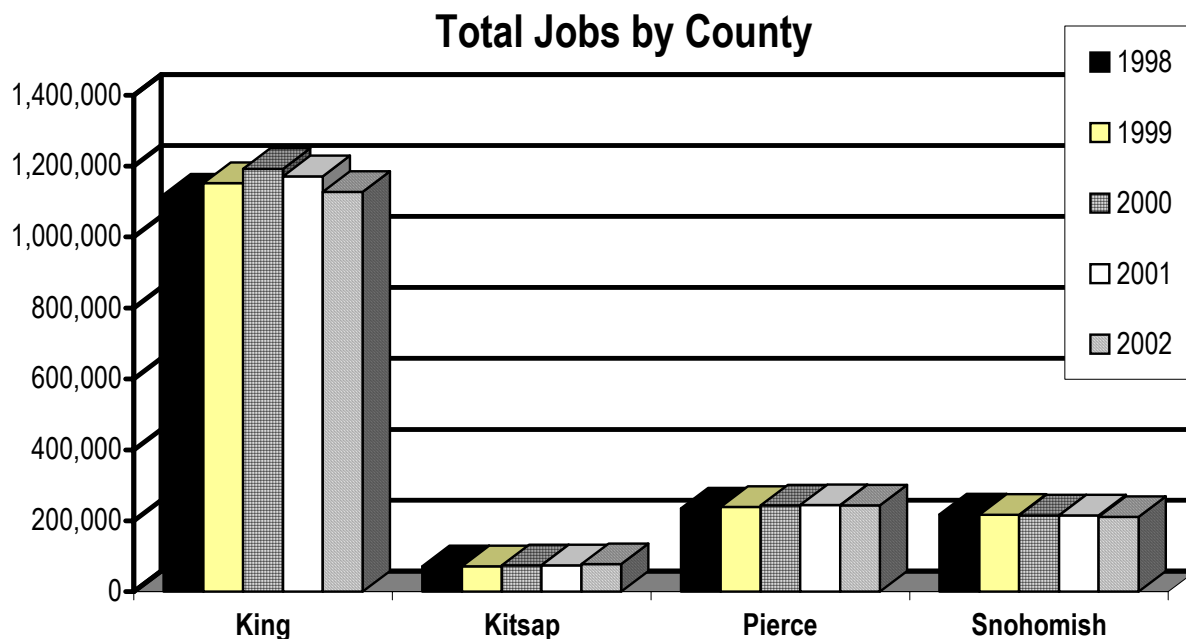
SNOHOMISH COUNTY

Industry	1998	1999	2000	2001	2002
Manufacturing	65.8	60.3	54.4	52.9	47.0
-Trans. Equip.	43.1	37.6	31.6	31.2	27.2
-Other Mfg.	22.7	22.7	22.8	21.7	19.8
Mining and Misc.	0.2	0.2	0.5	0.5	0.4
Construction	14.4	15.7	16.9	16.2	15.8
Trans./Pub. Util.	7.1	6.4	6.2	5.8	5.8
Wholesale/Retail	47.0	48.1	49.3	48.9	48.2
Fin./Ins./Real Est.	9.2	9.3	9.6	10.1	11.1
Services	43.7	45.1	46.7	47.2	48.5
Government	30.7	31.7	31.8	34.0	34.7
TOTAL:	218.1	216.8	215.4	215.6	211.5

Source: Washington State Employment Security Department 1998 - 2001. Estimates for 2002 were prepared by King County Office of Management and Budget from Employment Security Department source materials.

Non-Agricultural Wage and Salary Jobs in Puget Sound Region 1998 through 2002 (in thousands)

Industry	1998	1999	2000	2001	2002
Manufacturing	255.7	240.3	225.6	219.5	198.0
-Trans. Equip.	120.0	107.3	93.6	93.0	81.5
-Other Mfg.	135.7	133.0	132.0	126.5	116.5
Mining and Misc.	2.1	2.1	2.3	2.3	2.3
Construction	88.2	96.3	103.7	99.3	96.0
Trans./Pub. Util.	90.8	95.1	100.0	99.7	92.5
Wholesale/Retail	388.1	396.3	408.8	396.8	386.0
Fin./Ins./Real Es	95.7	99.4	99.1	102.2	100.8
Services	471.7	493.6	524.5	516.4	508.7
Government	252.3	257.5	262.5	270.5	276.7
TOTAL:	1,644.6	1,680.6	1,726.5	1,706.7	1,661.0



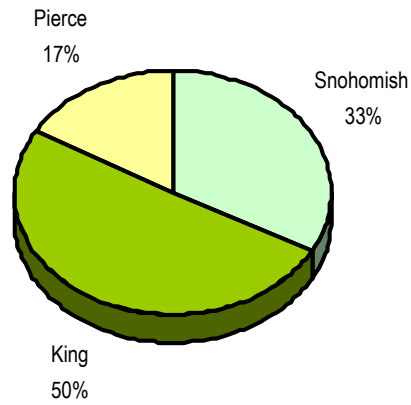
Source: Washington State Employment Security Department, 2001, and King County Office of Management and Budget, 2003.

Jobs / Housing Balance: King County in the Puget Sound Region

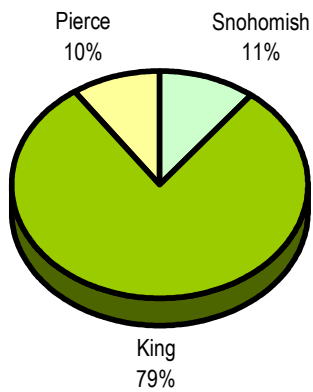
	1995	2000	Percent of WA,2000	5 - Year Growth		Growth as Percent of WA growth
				#	%	
<u>King County</u>						
Jobs	979,900	1,192,000	44.0%	212,100	21.6%	58.1%
Housing Units	699,200	742,236	30.3%	43,036	6.2%	25.7%
Population	1,613,600	1,737,034	29.5%	123,434	7.6%	26.6%
<u>Snohomish</u>						
Jobs	187,200	215,400	7.9%	28,200	15.1%	7.7%
Housing Units	211,200	236,203	9.6%	25,003	11.8%	14.9%
Population	525,600	606,024	10.3%	80,424	15.3%	17.3%
<u>Pierce</u>						
Jobs	217,500	243,400	9.0%	25,900	11.9%	7.1%
Housing Units	260,700	277,060	11.3%	16,360	6.3%	9.8%
Population	660,200	700,820	11.9%	40,620	6.2%	8.8%
<u>Puget Sound (3 Co)</u>						
Jobs	1,384,600	1,650,800	60.9%	266,200	19.2%	73.0%
Housing Units	1,171,100	1,255,499	51.2%	84,399	7.2%	50.3%
Population	2,799,400	3,043,878	51.6%	244,478	8.7%	52.7%
<u>Washington State</u>						
Jobs	2,347,000	2,711,800	100%	364,800	15.5%	100%
Housing Units	2,284,000	2,451,734	100%	167,734	7.3%	100%
Population	5,430,000	5,894,000	100%	464,000	8.5%	100%

Source: Jobs data are Non-Agricultural Wage and Salary jobs from Washington State Employment Security Department, 2001.
Population and Housing units data are from Washington State Office of Financial Management, 1999. US Census 2001.

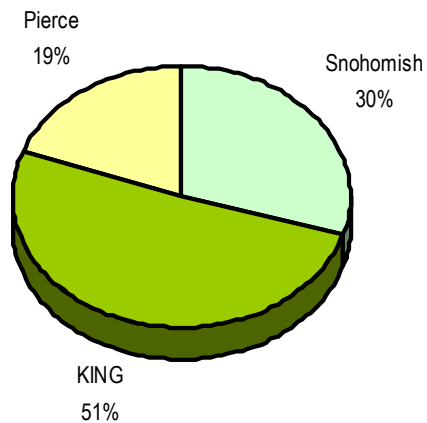
Regional Shares of Growth King, Pierce and Snohomish Counties 1995 through 2000



POPULATION



JOB



HOUSING

Housing Units by Structure Type

Counties in the Puget Sound Region, 2000 and 2002

<u>2 0 0 0</u>					<u>2 0 0 2</u>				
	Total Units	1 unit	2/more units	Mobile Homes	Total Units	1 unit	2/more units	Mobile Homes	
<u>King County:</u>									
<i>Unincorporated</i>	130,356	104,582	18,694	7,080	131,415	104,808	19,060	7,547	
<i>Incorporated</i>	611,881	342,584	256,300	12,997	633,906	350,144	270,996	12,766	
SEATTLE	270,536	138,827	130,348	1,361	277,849	139,357	137,131	1,361	
Total:	742,237	447,166	274,994	20,077	765,321	454,952	290,056	20,313	
<u>Kitsap County:</u>									
<i>Unincorporated</i>	61,326	45,294	7,716	8,316	63,588	47,034	7,699	8,855	
<i>Incorporated</i>	31,318	19,584	10,699	1,035	31,813	20,029	10,746	1,038	
BREMERTON	16,631	9,007	7,289	335	16,576	8,958	7,266	352	
Total:	92,644	64,878	18,415	9,351	95,401	67,063	18,445	9,893	
<u>Pierce County:</u>									
<i>Unincorporated</i>	115,227	82,905	13,172	19,150	121,991	87,485	14,139	20,367	
<i>Incorporated</i>	161,833	103,203	54,887	3,743	166,788	106,278	56,456	4,054	
TACOMA	81,102	53,663	27,064	375	82,025	54,398	27,252	375	
Total:	277,060	186,108	68,059	22,893	288,779	193,763	70,595	24,421	
<u>Snohomish County:</u>									
<i>Unincorporated</i>	108,986	79,739	15,799	13,448	113,922	83,184	17,151	13,587	
<i>Incorporated</i>	127,219	75,439	46,863	4,917	133,242	78,719	48,916	5,607	
EVERETT	38,512	18,571	18,720	1,221	40,907	19,499	20,027	1,381	
Total:	236,205	155,178	62,662	18,365	247,164	161,903	66,067	19,194	

Source: Washington State Office of Financial Management, "Population Trends", 2003. 2000 US Census.

New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1992 - 2002

Counties in the Puget Sound Region

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
<u>King County:</u>											
Single Family	5,242	4,688	5,478	4,480	4,789	5,434	5,818	5,423	5,010	4,600	5,962
Multifamily	3,759	3,081	2,983	5,118	6,398	6,897	8,435	9,262	9,685	7,345	5,506
TOTAL:	9,001	7,769	8,461	9,598	11,187	12,331	14,253	14,685	14,695	11,945	11,468
<u>Kitsap County:</u>											
Single Family	1,911	1,488	1,483	1,022	1,540	1,555	1,100	1,486	1,421	1,126	1,136
Multifamily	431	653	256	189	250	184	26	20	83	12	94
TOTAL:	2,342	2,141	1,739	1,211	1,790	1,739	1,126	1,506	1,504	1,138	1,230
<u>Pierce County:</u>											
Single Family	3,909	4,280	3,758	2,739	3,733	3,935	4,392	4,515	3,732	3,922	4,750
Multifamily	1,471	1,130	1,253	1,157	999	995	1,304	966	938	1,621	627
TOTAL:	5,380	5,410	5,011	3,896	4,732	4,930	5,696	5,481	4,670	5,543	5,377
<u>Snohomish County:</u>											
Single Family	3,024	3,361	3,870	2,765	3,968	4,162	4,314	4,384	3,962	3,785	4,061
Multifamily	902	1,058	1,340	739	960	1,401	3,553	3,015	2,387	1,612	1,141
TOTAL:	3,926	4,419	5,210	3,504	4,928	5,563	7,867	7,399	6,349	5,397	5,202

Notes: City data are not complete in Kitsap and Pierce Counties

In King County, single family includes mobile homes. Data for other counties exclude mobile homes.

Data for 1995 cover the period through November, 1995.

Source: C-40 Reports and King County Office of Management and Budget Building Permit Files. Department of Housing and Urban Development and Kitsap County Trends Report.

Number of Lots Applied For Counties in the Puget Sound Region, 1992 - 2002

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
King	1,408	1,564	2,322	2,991	2,979	3,672	5,275	2,871	3,980	1,912	1,777
Kitsap	556	1,242	1,069	675	676	393	*125	386	285	na	*21
Pierce	3,374	5,863	8,344	2,430	2,718	8,535	*1,968	2,759	2,196	2,604	3,458
Snohomish	1,132	971	2,086	2,981	4,070	3,726	1,731 ⁿ	3,600	1,529	1,410	2,837
<i>Four County Total</i>	6,470	9,640	13,821	9,077	10,443	16,326	9,099	9,616	7,990	5,926	8,072

Number of Lots Recorded Counties in the Puget Sound Region, 1992 - 2002

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
King	2,398	2,782	2,730	2,606	1,734	3,402	2,213	3,218	3,335	9,500	4,295
Kitsap	861	369	1,065	326	728	380	535	339	285	413	687
Pierce	2,564	2,225	2,727	2,378	2,464	*6,332	*2,047	2,043	2,824	2,303	2,726
Snohomish	2,570	2,316	2,772	2,464	2,057	2,854	3,356 ⁿ	3,702	2,675	2,391	2,547
<i>Four County Total</i>	8,397	7,693	9,294	7,774	6,983	12,968	8,151	9,302	9,119	14,607	10,255

Notes: These tables refer to formal plats and do not include short plats.

* unincorporated county only data, no data for the cities.

ⁿ = only for first three quarters of the year

na = not available

Sources:

King County - King County Office of Management and Budget,

Snohomish County and Pierce County - Michael Britsch, New Home Trends

Kitsap County - Kitsap County and Kitsap County Trends Report